

City Council  
Atlanta, Georgia

**07-0 -1345**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-66**  
Date Filed: 5-30-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **770 Shadowridge Drive, S.E.**, be changed from the R-4 (Single family Residential) to PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 176, 15<sup>th</sup> District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Douglasville, Ga 30134

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theodalot@aol.com

Wednesday, January 18, 2006

770 Shadowridge Drive legal description:

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176 OF THE 15<sup>TH</sup> DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TO ARRIVE AT THE TRUE POINT OF BEGINNING**, COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY 50' RIGHT-OF-WAY OF ORMEWOOD AVENUE AND THE EASTERLY 50' RIGHT-OF-WAY OF SHADOWRIDGE DRIVE (FORMERLY MARIET STREET) AND RUNNING THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY OF SHADOWRIDGE DRIVE 300 FEET TO A ½" REBAR, WHICH IS THE **TRUE POINT OF BEGINNING**; FROM SAID **TRUE POINT OF BEGINNING** THUS ESTABLISHED, THENCE LEAVING THE RIGHT-OF-WAY OF SHADOWRIDGE DRIVE NORTH 89 DEGREES 56 MINUTES 53 SECONDS EAST 200.04 FEET TO A 5/8" REBAR; THENCE, NORTH 01 DEGREE 24 MINUTES 08 SECONDS WEST 150.67 FEET TO A ½" REBAR; THENCE, NORTH 89 DEGREES 38 MINUTES 48 SECONDS EAST 299.92 FEET TO A ½" REBAR; THENCE, NORTH 01 DEGREE 24 MINUTES 06 SECONDS WEST 150.11 FEET TO A 1" OPEN TOP PIPE ON THE SOUTHERLY 50' RIGHT-OF-WAY OF ORMEWOOD AVENUE; THENCE, RUNNING EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF ORMEWOOD AVENUE NORTH 89 DEGREES 45 MINUTES 09 SECONDS EAST 376.74 FEET TO A ½" REBAR PLACED; THENCE, LEAVING THE RIGHT-OF-WAY OF ORMEWOOD AVENUE SOUTH 26 DEGREES 35 MINUTES 54 SECONDS WEST 628.64 FEET TO A 1 INCH SOLID ROD ON THE SOUTH LAND LOT LINE OF LAND LOT 176; THENCE, RUNNING WESTERLY ALONG THE LAND LOT (AND ATLANTA CITY LIMITS) LINE SOUTH 89 DEGREES 32 MINUTES 51 SECONDS WEST 363.98 FEET TO A ½" REBAR; THENCE, LEAVING THE LAND LOT (AND CITY LIMITS) LINE NORTH 02 DEGREES 09 MINUTES 45 SECONDS WEST 175.02 FEET TO A ½" REBAR; THENCE, SOUTH 89 DEGREES 38 MINUTES 15 SECONDS WEST 65.19 FEET TO A ½" REBAR; THENCE, SOUTH 89 DEGREES 49 MINUTES 24 SECONDS WEST 149.63 FEET TO A ½ INCH OPEN TOP PIPE ON THE EASTERLY 50' RIGHT-OF-WAY OF SHADOWRIDGE DRIVE; THENCE, RUNNING NORTHERLY ALONG THE EASTERLY 50' RIGHT-OF-WAY OF SHADOWRIDGE DRIVE NORTH 01 DEGREE 38 MINUTES 34 SECONDS WEST 86.64 FEET TO THE ½" REBAR WHICH IS THE **TRUE POINT OF BEGINNING**. THIS TRACT OR PARCEL OF LAND CONSISTS OF 6.114 ACRES, OR 266,326 SQUARE FEET.

Warren S. Griffin, Ga RLS#2757

*2-17-66*

RECEIVED  
MAY 30 1967  
BUREAU OF  
PLANNING